Central Corridor and Traditional Neighborhood Zoning Study Summary of Conforming and Nonconforming Uses

Uses that remain conforming (79% of land area)

Change	# Properties	# Acres	% Properties
B2 - T4	14	52.34	12.2%
B3 - I1	1	1.55	0.4%
B3 - T2	177	36.53	8.5%
B3 - T3	125	43.14	10.1%
B3 - T4	82	56.59	13.2%
l1 - l1	26	67.40	15.7%
I1 - IR	19	9.02	2.1%
I1 - T3	20	17.97	4.2%
I1 - T4	41	51.42	12.0%
12 - 11	6	21.66	5.1%
12 - IR	7	8.62	2.0%
12 - T3	4	1.44	0.3%
OS - T3	1	1.70	0.4%
OS - T4	5	7.94	1.9%
PD - T4	2	2.32	0.5%
RM2 - T2	5	0.72	0.2%
RM2 - T3	36	8.48	2.0%
RM2 - T4	5	4.09	1.0%
RM3 - T3	2	0.48	0.1%
RM3 - T4	4	5.84	1.4%
RT1 - T3	1	0.09	0.0%
T2 - T2	10	1.56	0.4%
T2 - T3	39	16.75	3.9%
T3 - T3	5	6.21	1.5%
T3 - T4	4	1.91	0.4%
VP - T2	3	0.28	0.1%
VP - T3	15	1.43	0.3%
VP - T4	5	0.45	0.1%
	664	427.95	

Uses that remain nonconforming (1.5% of land area)

Change	# Properties	# Acres	% Properties
B3 - T2	3	0.53	6.2%
B3 - T3	6	1.93	22.5%
B3 - T4	4	1.83	21.3%
11 - 11	2	0.19	2.2%
I1 - T4	24	3.75	43.6%
RM3 - T3	1	0.36	4.2%
	40	8.60)

Uses that are currently conforming and become nonconforming (15.7% of land area)

Change	# Properties		# Acres	% Properties
B3 - T2		12	3.49	4.1%
B3 - T3		11	4.33	5.1%
B3 - T4		6	3.60	4.2%
I1 - T3		11	26.88	31.7%
I1 - T4		13	40.34	47.5%
12 - IR		1	0.71	0.8%
12 - T3		7	5.19	6.1%
RM2 - T4		1	0.09	0.1%
T2 - T3		1	0.21	0.2%
		63	84.85	

Uses that are currently nonconforming and become conforming (3.3% of land area)

Change	# Properties		# Acres		% Properties
B3 - T2		20		2.29	12.6%
B3- T3		4		0.72	4.0%
I1- T3		4		3.59	19.8%
I1- T4		7		4.68	25.8%
RM2 - T3		5		6.74	37.1%
VP - T3		1		0.13	0.7%
		41	-	18.16	

Study area = 539.56 acres 808 Parcels

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Central Corridor and Traditional Neighborhood Zoning Study Summary of Conforming and Nonconforming Industrial Uses

Uses that remain conforming

Change	# Properties	# Acres	% Properties
l1 - l1	26	67.40	15.75%
I1 - IR	19	9.02	2.11%
I1 - T3	20	17.97	4.20%
I1 - T4	41	51.42	12.02%
12 - 11	6	21.66	5.06%
12 - IR	7	8.62	2.02%
I2 - T3	4	1.44	0.34%
	123	177.53	

Uses that are currently conforming and become nonconforming

Change	# Properties	# Acres	% Properties
I1 - T3	11	26.88	31.68%
I1 - T4	13	40.34	47.55%
12 - IR	1	0.71	0.84%
12 - T3	7	5.19	6.11%
	32	73.12	

Uses that remain nonconforming

Change	# Properties	# Acres	% Properties		
l1 - l1	2		0.19	2.19%	
I1 - T4	24		3.75	43.64%	
	26	•	3.94		

Uses that are currently nonconforming and become conforming

Change	# Properties	# Acres	% Pı	roperties
I1- T3	4	3.5	59	19.78%
I1- T4	7	4.6	68	25.76%
	11	8.2	27	

Total number of industrial acres within the study area:	262.87
Number of industrial acres that change to a category other than industrial:	155.27
Total remaining industrial acres:	107.60
Context:	
Total number of industrially-zoned acres citywide (excludes STP & MWTP):	5,814
Industrially-zoned acreage in the West Midway Study Area	1,548

The number of acres within the study area constitute 4.5% of the adjusted industrial acreage citywide and 17% of the acreage within the West Midway Study Area.

The percentage of acres recommended for rezoning from industrial to a traditional neighborhood category within the West Midway Study Area = 8.8% (136 acres)

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Revisions to Proposed Changes include:

Changing 26.26 acres of land from a previously proposed TN district to an industrial district Changing 23.92 acres of land from a previously proposed IR to I1 district

STP = Holman Field Airport

MWTP = Metro Wastewater Treatment Plant

1/11/2011